

**STEVI FLATS (TWITE)  
TWENTY-LOT MAJOR SUBDIVISION**

**STAFF REPORT FOR BOARD OF COUNTY COMMISSIONERS**

**CASE PLANNER:** John Lavey *JL*

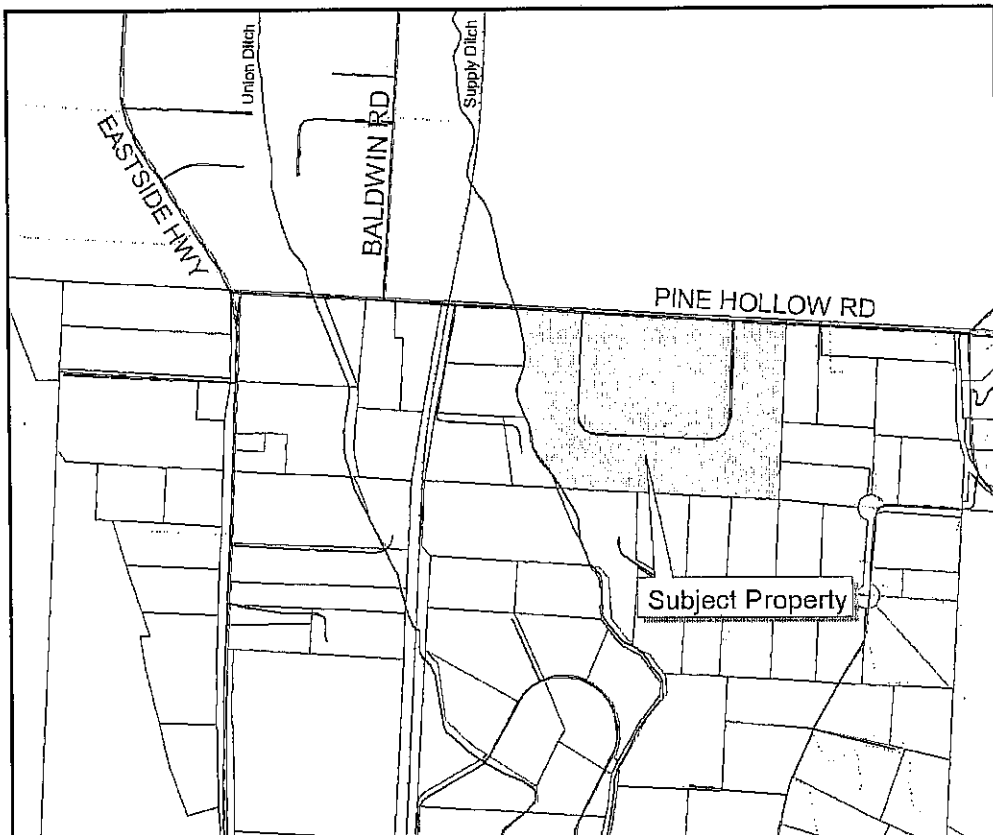
**REVIEWED/  
APPROVED BY:** Renee Van Hoven

**PUBLIC HEARINGS/  
MEETINGS:** BCC Public Hearing: 9:00 a.m. August 30, 2007  
Deadline for BCC action (60 working days): October 3, 2007

**SUBDIVIDER/OWNER:** Scott Twite  
4610 Nicole Ct  
Missoula, MT 59803

**REPRESENTATIVE:** Professional Consultants, Inc. 363-1201  
Bill Burnett  
1713 N. 1<sup>st</sup> Street  
Hamilton, MT 59840

**LOCATION OF REQUEST:** The property is located south of Stevensville off Pine Hollow Road  
(See Map 1)



**Map 1: Location Map**  
(Source Data: Ravalli County GIS Department)

**LEGAL DESCRIPTION  
OF PROPERTY:**

Lot 1 and portion of Lot 2, NE ¼ Section 3, T8N, R20W, P.M.M.,  
Ravalli County, Montana.

**APPLICATION  
INFORMATION:**

The subdivision application was determined complete on July 10, 2007. Agencies were notified of the subdivision and comments received by the Planning Department not included in the application packet are Exhibits A-1 through A-12 of the staff report. **This subdivision is being reviewed under the subdivision regulations amended May 24, 2007.**

**LEGAL NOTIFICATION:**

A legal advertisement was published in the Ravalli Republic on Tuesday, August 14, 2007. Notice of the project was posted on the property and adjacent property owners were notified by certified mail postmarked August 15, 2007. No public comments have been received to date.

**DEVELOPMENT  
PATTERN:**

Subject property	Agriculture and Large Lot Residential
North	Agriculture and Large Lot Residential
South	Residential & Agriculture
East	Residential & Agriculture
West	Residential & Agriculture

**INTRODUCTION**

The Stevi Flats major subdivision is located south of the Town of Stevensville on Pine Hollow Road. The proposal calls for 20 lots on roughly 60 acres. The supply ditch forms the western property boundary and the applicant is required and proposing to install safety fencing along its length to help protect public health and safety. The property is allocated a small share of irrigation water rights from the Supply Ditch, and the applicant is proposing to distribute these shares to only the Lots 16 through 20 that border the ditch. Cash in lieu of parkland dedication is proposed, and the Ravalli County Parks board concurs with this proposal. There are no variance requests.

*Staff recommends conditional approval of the subdivision proposal.*

RAVALLI COUNTY BOARD OF COUNTY COMMISSIONERS

AUGUST 30, 2007

STEVİ FLATS  
TWENTY-LOT MAJOR SUBDIVISION

**RECOMMENDED MOTION**

That the Stevi Flats Major Subdivision be **approved**, based on the findings of fact and conclusions of law in the staff report and subject to the conditions in the staff report.

**RECOMMENDED MITIGATING CONDITIONS OF APPROVAL FOR THE SUBDIVISION**

1. A document entitled "Notifications to Future Property Owners" that includes the following notifications and the attachments listed below shall be included in the submittal of the final plat to the Planning Department and filed with the final plat:

***Notification of Proximity to Agricultural Operations.*** This subdivision is located near existing agricultural activities. Some may find activities associated with normal agricultural activities objectionable and dangerous. *(Effects on Agriculture)*

***Limitation of Access onto a Public Road.*** A "no-ingress/egress" restriction exists along the Pine Hollow frontage of this subdivision, excepting the approved approaches for the internal subdivision road. All lots within this subdivision must use these approved approaches. Additionally, no ingress/egress zones are located along the length of the "Private Access and Utility Easements" providing access to Lots 2 and 3. This limitation of access may be lifted or amended only with the approval of the Board of County Commissioners. *(Effects on Local Services and Public Health and Safety)*

***Notification of Road Maintenance Agreement.*** The internal subdivision road is not maintained by Ravalli County, the State of Montana, or any other governmental entity. Neither the County nor the State assumes any liability for lacking or improper maintenance. A Road Maintenance Agreement for this road was filed with this subdivision and outlines which parties are responsible for maintenance and under what conditions. *(Effects on Local Services)*

***Notification of Storm Water Drainage Easements.*** Within this subdivision there is a storm water drainage easement along the boundary of Lots 16 and 17. No structure or obstruction may be placed within this easement that is not required for storm water management. *(Effects on Local Services and Natural Environment)*

***Notification of Irrigation Facilities and Easements.*** Within this subdivision there are irrigation easements, as shown on the final plat. All downstream water-right holders have the right to maintain and repair their irrigation facilities whenever necessary to keep them in good condition. The filed subdivision plat shows the irrigation easements on the property. The Supply Ditch must approve any relocation or alteration (e.g. installation of a culvert) of irrigation ditches/pipelines. Any act that damages or destroys a ditch, interferes with its operation or maintenance in any way, or restricts access to the ditch so as to interfere with its maintenance is expressly prohibited. The downstream water right holders and those acting with the approval of the Supply Ditch have the right to use the easements to maintain the ditches. Please contact the Supply Ditch, PO Box 513, Stevensville, Montana, 59870, 642-6030 for more information. *(Effects on Agricultural Water User Facilities)*

**Notification of Water Rights.** Residents within this subdivision do not currently have the right to take irrigation water out of the irrigation ditch adjoining Lots 11 through 13. Taking water without a water right for any purpose is illegal. Residents should consult with the Montana Department of Natural Resources for questions on water rights. (*Effects of Agricultural Water User Facilities*)

**Notification of Proximity to Montana Rail-Link Railroad.** This subdivision is located approximately 500 feet from the Montana Rail-Link railroad grade. Standard operation of the railroad can include elevated noise levels, exhaust fumes, and engine headlights, which may be objectionable to some people. In addition, there are inherent hazards associated with railroad operations. Every train that uses this railroad track will sound a warning whistle for the Pine Hollow Road grade crossing, as required by federal law. (*Effects on Public Health & Safety*)

**Notification of Proximity to a Potential Dam Inundation Area in the Event of a Catastrophic Failure of the Burnt Fork Dam.** The northern portion of the subdivision may be located within the dam inundation area for the Burnt Fork Dam. For more information please contact the Sunset Irrigation District (3221 Miller Hill Rd, Stevensville, MT 59870). A map of the probable extent of the inundation area is included as an exhibit to this document [the subdivider shall include the exhibit as an attachment]. (*Effects on Public Health and Safety*)

**Notification of Burnt Fork Creek 100-year Alluvial Fan Flood Hazard Zone.** The entire Stevi Flats subdivision is located within the Burnt Fork Creek 100-year Alluvial Fan Flood Hazard Zone. The subdivision is subject to shallow flooding at a depth of one foot and a flow velocity of two feet per second. The covenants for this subdivision require that all structures be built with their first floor elevation at two feet above the existing grade. (*Effects on Public Health and Safety*)

2. Protective covenants for this subdivision shall be submitted with the final plat that include the following provisions:

**Waiver of Protest to Creation of RSID/SID.** Owners and their successors-in-interest waive all rights in perpetuity to protest the creation of a city/rural improvement district for any purpose allowed by law, including, but not limited to, a community water system, a community wastewater treatment system, and improving and/or maintaining the roads that access the subdivision, including related right-of-way, drainage structures, and traffic control signs. (*Effects on Local Services*)

**Living with Wildlife.** (See Exhibit A-4 for required provisions.) (*Effects on Agriculture and Wildlife & Wildlife Habitat*)

**Lighting for New Construction.** To promote public health and safety, reduce energy consumption, and reduce impacts to nocturnal wildlife, full cut-off lighting is recommended for any new construction within this subdivision. A full cut-off fixture means a fixture, as installed, that is designed or shielded in such a manner that all light rays emitted by the fixture, either directly from the lamps or indirectly from the fixture, are projected below a horizontal plane through the lowest point on the fixture where light is emitted. The source of light should be fully shielded on the top and sides, so as not to emit light upwards or sideways, but only allowing light to shine down towards the subject that is to be lighted. For more information, visit [www.darksky.org](http://www.darksky.org). (*Effects on Natural Environment, Wildlife and Wildlife Habitat, and Public Health & Safety*)

**Radon Exposure.** The owner understands and accepts the potential health risk from radon concentrations, which are presently undetermined at this location. Unacceptable levels of radon can be reduced through building design and abatement techniques incorporated into structures. Property owners are encouraged to have their homes tested for radon. Contact the Ravalli County Environmental Health Department for further information. *(Effects on Public Health & Safety)*

**Control of Noxious Weeds.** A weed control plan has been filed in conjunction with this subdivision. Lot owners shall control the growth of noxious weeds on their respective lot(s). Contact the Ravalli County Weed District for further information. *(Effects on Agriculture and Natural Environment)*

**Required Posting of County-Issued Addresses for Lots within this Subdivision.** The Stevensville Rural Fire District has adopted the Uniform Fire Code which requires lot owners to post County-issued addresses at the intersection of the driveway leading to each residence and the road providing access to the lot as soon as construction on the residence begins. *(Effects on Local Services and Public Health & Safety)*

**Access Requirements for Lots within this Subdivision.** The Stevensville Rural Fire District has adopted the Uniform Fire Code. All accesses, including driveways to residences over 150' in length, must have a minimum unobstructed travel surface width of 20', a vertical clearance of 13'6" and an all-weather surface that can accommodate the weight of a fire truck. Please contact the Stevensville Rural Fire District for further information. *(Effects on Local Services and Public Health & Safety)*

**Maintenance of Fencing along Supply Ditch.** The homeowners association shall be responsible for maintaining the safety fencing located along the western subdivision boundary. Each lot owner and the Homeowner's Association shall be responsible for maintaining the portion of the fence on their lot to meet the specifications in Section 5-6-2(b) of the Ravalli County Subdivision Regulations. *(Effects on Public Health & Safety)*

**Structural Requirements for Lots within this Subdivision.** The entire Stevi Flats subdivision is located within the Burnt Fork Creek 100-year Alluvial Fan Flood Hazard Zone. The subdivision is subject to shallow flooding at a depth of one foot and a flow velocity of two feet per second. All structures within this subdivision shall be built with their first floor elevation at two feet above the existing grade. *(Effects on Public Health and Safety)*

**Amendment.** Written governing body approval shall be required for amendments to provisions of the covenants that were required to be included as a condition of subdivision approval. *(Effects on all six criteria)*

3. The subdividers shall include an RSID/SID waiver in a notarized document filed with subdivision plat that states the following: Owners and their successors-in-interest waive all rights in perpetuity to protest the creation of a city/rural improvement district for any purpose allowed by law, including, but not limited to a community water system, a community wastewater treatment system, and improving and/or maintaining the roads that access the subdivision including related right-of-way, drainage structures, and traffic control signs. *(Effects on Local Services)*
4. The subdivider shall provide evidence with the final plat submittal that they have applied for County-issued addresses for each lot within this subdivision. *(Effects on Local Services and Public Health & Safety)*

5. Prior to final plat approval, the subdividers shall provide a letter from the Stevensville Rural Fire District stating that the subdividers have provided the required 1,000 gallon-per-minute water supply or 2,500 gallon-per-lot water storage for fire protection for each lot within this subdivision. Alternatively, the subdividers may provide evidence that a \$500-per-lot contribution has been made to the Stevensville Rural Fire District with the final plat submittal in lieu of the required water supply or water storage for fire protection. *(Effects on Local Services and Public Health & Safety)*
6. The subdivider shall submit a letter or receipt from the Stevensville School District stating that they have received (an amount to be determined by the BCC in consultation with the subdivider)-per-lot contribution prior to final plat approval. *(Effects on Local Services)*
7. The final plat shall show a no-ingress/egress zone along the Pine Hollow frontage of the subdivision, excepting the approaches for the internal subdivision road, as approved by the Ravalli County Road and Bridge Department. Additionally, a no ingress/egress zone shall be shown on the final plat as shown on the preliminary plat along the "Private Access and Utilities Easements" providing access to Lots 2 and 3. *(Effects on Local Services and Public Health & Safety)*
8. The subdividers shall file a master irrigation plan with the final plat that meets the requirements of Section 3-1-5(a)(xxxv) of the Ravalli County Subdivision Regulations and conforms to the irrigation plan presented in the preliminary plat application. An irrigation delivery system that conforms to the master irrigation plan shall be installed prior to final plat approval. *(Effects on Agricultural Water User Facilities)*
9. The subdivider shall provide 10 feet of irrigation easement along the southern boundary of Lots 11 through 13 for the irrigation ditch located in the Melody Meadows subdivision, which is south of the subject property on the final plat. *(Effects on Agricultural Water User Facilities)*
10. All existing and proposed irrigation infrastructure and associated easements shall be shown on the final plat as they were shown on the preliminary plat. *(Effects on Agricultural Water User Facilities)*
11. In conjunction with the recorded notification of water rights, the final plat shall show a notification stating: "Residents within this subdivision do not currently have the right to take irrigation water out of the irrigation ditch adjoining lots 11 through 13 of this subdivision. Taking water without a water right for any purpose is illegal. Residents should consult with the Montana Department of Natural Resources for questions on water rights." *(Effects on Agricultural Water User Facilities)*
12. The internal subdivision road shall be labeled as a "public road and utility easement" on the final plat. *(Effects on Local Services)*
13. Stop signs and road name signs shall be installed at both intersections of the internal subdivision road with Pine Hollow prior to final plat approval. *(Effects on Local Services and Public Health and Safety)*
14. The Road Maintenance Agreement for the internal subdivision road shall include a provision outlining the maintenance of the drainage swale/easement between Lots 16 and 17. *(Effects on Local Services)*

15. The subdivider shall abandon the existing driveway that accesses Lot 1 off Pine Hollow Road.  
*(Effects of Local Services)*
16. The following statement shall be shown on the final plat: "If any archaeological, historic, or paleontological sites are discovered during road, utility, or building construction, all work will cease and the State Historic Preservation Office shall be contacted to determine if the find constitutes a cultural resource and if any mitigation or curation is appropriate". *(Effects on the Natural Environment)*
17. The subdivider shall submit a (amount)-per-lot contribution to the Ravalli County Treasurer's Office to be deposited into account for the Sheriff's Office prior to final plat approval. *(Effects on Local Service and Public Health and Safety)*
18. The subdivider shall finish the entire stretch of drainage easement between Lot 16 and 17 with topsoil and certified weed free grass seed prior to final plat approval. *(Effects on Agricultural Water User Facilities and the Natural Environment)*
19. The subdivider shall provide evidence with the final plat submittal that dust abatement has been applied to the "Private Access and Utility Easements" located on Lots 1 and 4. *(Effects on the Natural Environment)*
20. The Road Maintenance Agreement shall include a provision stating that dust abatement shall be applied to the "Private Access and Utility Easements" located on Lots 1 and 4 as needed. *(Effects on Natural Environment)*
21. The applicants shall provide evidence that plans for a Collection Box Unit (CBU), including location of the box and specifications, have been approved by the local post office prior to final plat approval. *(Effects on Local Services)*
22. Prior to final plat approval, the subdivider shall provide evidence from the Ravalli County Environmental Health Department that the existing septic system on Lot 1 has been improved to meet today's standards, which will include the installation of a new drainfield. *(Effects on the Natural Environment and Public Health and Safety)*
23. The following statement shall be shown on the final plat: "This subdivision is located within the Burnt Fork Creek 100-year Alluvial Fan Flood Hazard Zone. All structures within this subdivision shall be built with their first floor elevation at two feet above the existing grade".  
*(Effects on Public Health and Safety)*





## SUBDIVISION REPORT

### COMPLIANCE WITH PREREQUISITES TO APPROVAL

Section 3-2-8(a) of the RCSR states that the BCC shall not approve or conditionally approve a subdivision application and preliminary plat unless it establishes by credible evidence that the proposed subdivision meets the following requirements:

#### **A. Provides easements for the location and installation of any planned utilities.**

##### Findings of Fact

1. The preliminary plat indicates that existing utility easements are located along Pine Hollow Road. Utility easements are proposed along the internal subdivision road, Dietz Drive, and along the two driveways servicing Lots 2 and 3, which are shown on the preliminary plat as "Private Access and Utility Easements".
2. Section 3-4-4(a)(ii) of the RCSR requires that the existing and proposed utility easements are shown on the final plat.

##### Conclusion of Law

The proposed subdivision application provides for utility easements.

#### **B. Provides legal and physical access to each parcel within the subdivision and the notation of that access is included on the applicable plat and in any instrument transferring the parcel.**

##### Findings of Fact

1. The subject property is accessed by Eastside Highway, Pine Hollow Road, and the internal road (Dietz Drive).
2. Pine Hollow Road is listed as a County-maintained road in Exhibit A of the RCSR.
3. The applicant is proposing a 60-foot wide public road and utility easement for Dietz Drive, which is proposed to serve the lots within the subdivision. Section 3-4-4(a)(ii) of the RCSR requires that public road and utility easements are shown on the final plat.
4. The applicant is proposing two "Private Access and Utility Easements" across Lots 1 and 4 to serve Lots 2 and 3.

##### Conclusion of Law

Legal and physical access is provided on Pine Hollow Drive, the internal subdivision road, and two "Private Access and Utility Easements".

#### **C. Assures that all required public or private improvements will be installed before final plat approval, or that their installation after final plat approval will be guaranteed as provided by Section [3-4-2] of these regulations.**

##### Findings of Fact

1. The applicant is proposing to construct the internal subdivision road within the subdivision to meet County standards.
2. The applicant is proposing and is required by Section 5-6-2(b) of the RCSR to install a safety fence along the length of the supply ditch along the western property boundary.
3. The BCC may impose additional conditions that may include improvements to mitigate negative impacts of the subdivision.
4. Section 3-4-4(a)(xxvi) requires that the applicant submit evidence that improvements have been made in accordance with the conditions of approval and requirements of final plat approval and certified by the subdivider prior to final plat approval.

#### Conclusion of Law

The final plat requirements or an improvements agreement and guaranty will ensure that all improvements are installed.

- D. Assures that the requirements of 76-3-504(1)(j), MCA, regarding the disclosure and disposition of water rights as set forth in Chapter 5 have been considered and will be accomplished before the final plat is submitted.**

#### Finding of Fact

1. The application states that the property has water rights from the Supply Ditch.
2. The application states that seven inches of irrigation water is available to the subject property from the Supply Ditch.
3. The irrigation rights associated with the Supply Ditch are proposed to be split evenly between Lots 16 through 20. Section 3-4-4(a)(xx) requires that a master irrigation plan that meets the provisions in Section 3-1-5(a)(xxxv) and conforms to the irrigation plan presented in the preliminary plat application is submitted prior to final plat approval. Section 3-4-4(a)(xxvi) requires that all improvements are completed prior to final plat approval.

#### Conclusion of Law

The subdivider has provided appropriate documentation regarding the disclosure and disposition of all water rights appurtenant to the property.

- E. Assures that the requirements of 76-3-504(1)(k) MCA, regarding watercourse and irrigation easements as set forth in Chapter 5 have been considered and will be accomplished before the final plat is submitted.**

#### Findings of Fact

1. The Supply Ditch forms the western property boundary. An existing 60-foot-wide easement is located along the length of the Ditch as it adjoins the property. (*Agricultural Water User Facilities*)
2. According to the application and the preliminary plat, the applicant is proposing a 20-foot wide irrigation easement adjoining the Supply Ditch that traverses the western portion of the subdivision.
3. An existing 20-foot-wide irrigation easement traverses neighboring properties in the Melody Meadows subdivision. However, when the easement reaches the eastern boundary of the subject property, it is reduced to 10 feet in width (see preliminary plat). As a condition of final plat approval and to improve accessibility by agricultural water users, the applicant shall provide 10 feet of irrigation easement on Lots 11 through 13. (*Condition 9 and Agricultural Water User Facilities*)
4. Section 3-4-4(a)(ii)(V) requires that the irrigation easement be shown on the final plat.
5. The placement of structures or the planting of vegetation other than grass within the ditch easement is prohibited in 76-3-504(1)(k) MCA, without the written permission of the ditch owner (Supply Ditch). To meet this requirement, the applicant shall place a notification within the Notifications Document that permission from the Supply Ditch is required for any alterations within the irrigation easement.

#### Conclusion of Law

With the requirements of final plat approval, the placement of irrigation easements will be accomplished.

- F. Provides for the appropriate park dedication or cash-in-lieu, if applicable.**

#### Findings of Fact

1. The application states that 2.5 acres are required to meet the parkland dedication requirement.

2. The applicant is proposing to donate cash-in-lieu of dedicating parkland.
3. In a letter dated June 14, 2007, the Ravalli County Park Board stated their concurrence with the subdividers cash-in-lieu of parkland proposal. (Exhibit A-2)
4. In accordance with 76-3-621(4), MCA, "the governing body, in consultation with the subdivider and the planning board or park board that has jurisdiction, may determine suitable locations for parks, playgrounds and giving due weight and consideration to the expressed preference of the subdivider, may determine whether the park dedication must be a land donation, cash donation, or a combination of both. When a combination of land donation and cash donation is required, the cash donation may not exceed the proportional amount not covered by the land donation." (See also Section 6-1-5(e), RCRS)

#### Conclusion of Law

The applicant has proposed parkland dedication that meets State Law and is suitable to the Park Board

### **G. Overall Findings and Conclusions on Prerequisite Requirements**

#### Finding of Fact

There is adequate evidence to demonstrate compliance with each prerequisite to approval.

#### Conclusion of Law

There is adequate evidence to demonstrate compliance with each prerequisite to approval.

### **COMPLIANCE WITH APPLICABLE REGULATIONS**

Section 3-2-8(b) of the RCSR states that in approving, conditionally approving, or denying a subdivision application and preliminary plat, the BCC shall ensure the subdivision application meets Section 3-2-8(a) above, and whether the proposed subdivision complies with:

#### **A. These regulations, including, but not limited to, the standards set forth in Chapter 5.**

##### Findings of Fact

1. The lot layout as indicated on the preliminary plat appears to meet the design standards in Chapter 5 of the RCSR.
2. The road design has been approved by the Ravalli County consulting engineers and meets the applicable standards in the RCSR.
3. This development plan proposal has followed the necessary application procedure and has been reviewed within the procedures provided in Chapter 3 of the Ravalli County Subdivision Regulations.

##### Conclusion of Law

The preliminary plat and subdivision application meet all applicable standards required in the RCSR.

#### **B. Applicable zoning regulations.**

##### Findings of Fact

1. The subject property is under the jurisdiction of the interim zoning regulation limiting subdivisions to a density of one dwelling per two acres (recorded as Resolution 2038). The application complies with Resolution 2038.
2. The property is not within one of the voluntary zoning districts in Ravalli County.

##### Conclusion of Law

This proposal appears to comply with existing zoning regulations.

**C. Existing covenants and/or deed restrictions.**

Finding of Fact

There are no existing covenants or deed restrictions on the property.

Conclusion of Law

There are no covenants that apply to this property.

**D. Other applicable regulations.**

Finding of Fact

The subdivision proposal appears to comply with the following applicable regulations:

- Montana Subdivision and Platting Act, Title 76, Chapter 3, MCA
- Montana Sanitation in Subdivisions Act, Title 76, Chapter 4, MCA
- Ravalli County Subsurface Wastewater Treatment and Disposal Regulations
- Montana Standards for Subdivision Storm Drainage (DEQ Circular 8)
- Applicable laws and policies requiring permits related to development (U.S. Army Corps of Engineers, Bitterroot Conservation District, Ravalli County Road & Bridge Department, Montana Department of Transportation, Montana Department of Environmental Quality, etc.)

Conclusion of Law

The subdivision proposal appears to comply with other applicable regulations.

**E. The MSPA, including but not limited to an evaluation of the impacts of the subdivision on the following criteria:**

**CRITERION 1: EFFECTS ON AGRICULTURE**

Findings of Fact:

1. The proposed major subdivision on 58.95 acres will result in 20 lots that range in size from 2.06 acres to 3.8 acres. The property is located approximately 1 mile south of the town of Stevensville off Eastside Highway.
2. The property is located in an area of residential and agricultural uses. To mitigate impacts on agriculture, a notification of proximity to agricultural operations shall be included in the notifications document filed with the final plat. The protective covenants, also filed with the final plat, shall include a provision requiring homeowners to keep pets confined to the house, a fenced yard, or in an outdoor kennel. (*Conditions 1 and 2*)
3. According to the application, the property is currently being used as a hayfield.
4. The Natural Resources and Conservation Service (NRCS) *Web Soil Survey for Ravalli County* identifies a soil type that is listed as Farmland of Local Importance on the entirety of the property (Map Unit 157B). Given that the subdivision is proposed for residential use, it is not likely this soil type will be used for agriculture.
5. The entire property is covered by soil types listed as Farmland of Local Importance. In a conversation with Jay Skovlin, local NRCS soil scientist, Mr. Skovlin stated that the Farmland of Local Importance classification was not intended to be used to determine important agricultural land. It is the lowest tier of farmland soils and the criteria have a low threshold so this classification does not show the most productive soils in the Valley. The classification will be used as a preliminary screening tool for the Farm and Ranch Land Protection Program. Mr. Skovlin will be writing the County a letter to summarize this information.
6. The applicant has provided a "Ground Disturbance and Noxious Weed Management Plan" that prescribes several methods of managing noxious weeds on site. A covenant shall be included with the final plat submittal that mandates each lot owner control the growth of noxious weeds on their lot. (*Condition 2*)

### Conclusions of Law:

1. With the mitigating conditions of approval and requirements of final plat approval, impacts of the subdivision on surrounding agriculture will be reduced.
2. The creation of these lots will not take Prime Farmland or Farmland of Statewide Importance out of production.

### CRITERION 2: EFFECTS ON AGRICULTURAL WATER USER FACILITIES

#### Findings of Fact

1. The application states there are water rights associated with this property and the subdivider is proposing to divide the rights between Lots 16 through 20. The Supply Ditch, which traverses the western property boundary, will provide Lots 16 through 20 with access to irrigation.
2. According to the application and the preliminary plat, there is a 60-foot wide existing irrigation easement centered on the Supply Ditch. The Supply Ditch serves property to the north and south of the subject property.
3. To provide lot owners with access to their irrigation rights, the applicant is proposing an additional 20 feet of easement along the length of the Supply Ditch.
4. An existing 20-foot-wide irrigation easement in the Melody Meadows subdivision to the east and south of the subject property. When the easement reaches the southeast corner of the subject property, it is reduced to 10 feet in width (see preliminary plat). As a condition of final plat approval and to improve accessibility by agricultural water users, the applicant shall provide an additional 10 feet of irrigation easement on Lots 11 through 13 directly abutting the existing irrigation easement in the Melody Meadows subdivision. (*Condition 9 and Agricultural Water User Facilities*)
5. To mitigate impacts on agricultural water user facilities, the existing and proposed locations of all irrigation facilities/ditches within their associated easements shall be shown on the final plat. (*Condition 10*)
6. The subdivider is proposing a drainage swale/easement between Lots 16 and 17 to prevent the overtopping of roads and properties in the event of a heavy rain. In a conversation with Jon Gass of WGM Group, Inc., (road review engineer contracted by the County) on August 14, 2007, planning staff learned that vegetation in drainage swales assists in particulate filtration and stormwater detention. It is unclear in the application whether the subdivider is proposing to vegetate the drainage swale/easement. To prevent excess sediment from entering the ditch, and to mitigate impacts on agricultural water user facilities and on the natural environment, the subdivider shall finish the entire stretch of drainage easement between Lot 16 and 17 with topsoil and certified weed free grass seed prior to final plat approval. (*Condition 18*)
7. To help mitigate impacts on agricultural water users, the notifications document shall include the following statement: "Residents within this subdivision do not currently have the right to take irrigation water out of the irrigation ditch adjoining lots 11 through 13 of this subdivision. Taking water without a water right for any purpose is illegal. Residents should consult with the Montana Department of Natural Resources for questions on water rights." This statement shall also appear on the final plat. (*Conditions 1 and 11*)
8. A preliminary Irrigation Agreement and Master Irrigation Plan are included in the application. To mitigate impacts on agricultural water user facilities, a Master Irrigation Plan meeting the requirements of Section 3-1-5(a)(xxxv) of the RCSR, which would include a plat-sized plan and irrigation agreement, shall be submitted prior to final plat approval. (*Condition 8*)
9. To notify future property owners and mitigate potential impacts on agricultural water user facilities, a notification of the irrigation ditches and easements shall be filed with the final plat. (*Condition 1*)
10. In accordance with section 3-4-4(a)(xxi) of the Ravalli County Subdivision Regulations, a notarized statement from each downstream water user specifically authorizing any alteration/relocation of existing irrigation infrastructure must be included with the final plat.

### Conclusion of Law:

With the mitigating conditions of approval and requirements of final plat approval, impacts on agricultural water user facilities will be reduced.

### CRITERION 3: EFFECTS ON LOCAL SERVICES

#### Findings of Fact:

1. With this subdivision, it is estimated that approximately 10 school-aged children will be added to the Stevensville School District, assuming an average of 0.5 children per household (source: Census 2000).
2. The subdivider has not offered a voluntary contribution to the School District. In a letter dated January 31, 2007, [Exhibit A-1] the Stevensville School District commented that space is available for the increase in the student population, and did not request a monetary contribution. To mitigate impacts of the subdivision on the School District, the subdivider shall contribute (an amount to be determined by the Board of County Commissioners in consultation with the subdivider) per residential lot to the Stevensville School District. (*Condition 6*)
3. There are twenty (20) proposed single family residential lots within this subdivision. It is estimated at build-out that this subdivision will generate an additional 152 vehicular trips per day, assuming 8 trips per day per single-family dwelling.
4. Pine Hollow Road, a County-maintained road providing access to the subdivision, does not meet County standards. The applicant is required to pay the pro-rata share of the cost to improve the portion of Pine Hollow Road providing access to the subdivision to meet County standards.
5. The subdivider is proposing to construct one internal subdivision road to provide service to all the lots within the subdivision. The application packet states that the internal road is proposed to meet County standards and have a 32-foot-wide asphalt paved travel surface with curb and gutter within a 60-foot-wide utility easement. Lots 2 and 3 will gain access from a "Private Access and Utility Easement" traversing Lots 1 and 4 respectively.
6. An engineer's certification that the internal subdivision road meets County standards is a requirement of final plat approval. The road plans have received preliminary approval by the Road Department. (*Exhibit A-12*)
7. A preliminary road maintenance agreement was included in the application packet. The final plat application packet is required to include a road maintenance agreement that meets the requirements of the Ravalli County Subdivision Regulations. A notification of the road maintenance agreement shall be included in the notifications document filed with the final plat. (*Condition 1*)
8. To ensure that the drainage swale/easement centered on the boundary between Lots 16 and 17 is maintained, the road maintenance agreement shall include a provision outlining the maintenance of the drainage swale/easement between Lots 16 and 17. (*Condition 14*)
9. To mitigate impacts on the local road system, the final plat shall show a no-ingress/egress zone along the Pine Hollow Road frontage of the subdivision, excepting the Ravalli County Road and Bridge Department (RCRBD) approved approaches for the internal subdivision road. A notification of this limitation of access shall be included in the notifications document. (*Conditions 1 and 7*)
10. To help mitigate impacts on local services, a stop sign and road name sign shall be installed at both intersections of the internal subdivision road with Pine Hollow Drive prior to final plat approval. (*Condition 13*)
11. To mitigate impacts on local services and ensure public access, the easement for the internal subdivision road shall be labeled as a public road and utility easement on the final plat. (*Condition 12*)
12. To mitigate impacts on local services, the subdivider shall apply for County-issued addresses. A provision requiring property owners to post County-issued addresses at their driveways shall be in the covenants. (*Conditions 2 and 4*)

13. To provide for fewer accesses on Pine Hollow Road and to mitigate impacts on local services, the subdivider shall abandon the existing driveway that accesses the existing house on Lot 1. *(Condition 15)*
14. Submittal of a final grading and drainage plan approved by Montana Department of Environmental Quality (DEQ), a General Discharge Permit for Storm water Associated with Construction activity from DEQ (if required), and an approved approach permit from the Ravalli County Road and Bridge Department for the internal subdivision road are required for final plat approval.
15. Installation of all infrastructure improvements is required to be completed prior to final plat approval, which includes construction of the roads and storm water drainage facilities for the internal road, vegetating the drainage swale/easement between Lot 16 and 17, installation of the safety fence along the Supply Ditch, and installation of the stop sign and road name sign.
16. In order to ensure the proper drainage of this subdivision and to mitigate impacts on local services, a notification of storm water drainage easements shall be included in the notifications document to be filed with the final plat. *(Condition 1)*
17. The Ravalli County Sheriff's Office provides law enforcement services to this area. No comments have been received by the Sheriff's Office. The current level of service is not known, but it is generally understood that the Sheriff's Office is operating at an inadequate level of service. The applicant is not proposing any mitigation. To mitigate impacts on the law enforcement, the subdivider shall submit a (amount)-per-lot contribution to the Ravalli County Treasurer's Office to be deposited into an account for the Sheriff's Office prior to final plat approval. *(Condition 17) (Staff Note: Since the current or planned level of service for the Sheriff's Office is unknown and the applicant has not proposed any mitigation, Staff recommends the BCC negotiate an amount per lot with the applicants.)*
18. The subdivision is located within the Stevensville Rural Fire District. The Stevensville Rural Fire District has provided comments on previous subdivision proposals indicating they have adopted a policy which addresses access, posting of addresses, and water supply requirements. Conditions of approval will meet the recommendations of the Stevensville Rural Fire District. *(Conditions 2, 4 and 5)*
19. The subdivider shall meet the water supply requirements for the Stevensville Fire District, which is a 1,000 gallon per minute water supply or a 2,500 gallon per lot water storage. Alternatively, the subdivider can contribute \$500 per lot and provide a letter from the Stevensville Fire District that the contribution has been made prior to final plat approval. *(Condition 5)*
20. The United States Postal Service (USPS) sent a letter to the Planning Department on June 8, 2007 and an email on June 29, 2007 requesting that Collection Box Units (CBUs) be required for all subdivisions with eight or more lots (or if the local post office requests a CBU) and that the locations of the boxes be approved by the USPS (Exhibit A-5). To mitigate impacts on local services, the applicants shall provide evidence that plans for a CBU (location and specifications) have been approved by the local post office. *(Condition 21)*
21. To mitigate potential impacts of this subdivision on any possible future public water, sewer system, or improvements to the road system, the RSID/SID waiver filed with the final plat shall address these services/facilities. *(Conditions 2 and 3)*
22. Bitterroot Disposal provides service to this site.
23. Individual wells and wastewater treatment systems are proposed to serve the lots.

#### Conclusion of Law:

With the mitigating conditions of approval and requirements of final plat approval, impacts of the subdivision on local services will be reduced.

#### **CRITERION 4: EFFECTS ON NATURAL ENVIRONMENT**

##### Findings of Fact:

1. The property currently accesses off Pine Hollow Road, a County-maintained paved road. The

applicant is proposing a paved internal road to provide access to lots within the subdivision. However, Lots 2 and 3 will gain access to their property from the internal subdivision road via "Private Access and Utility Easements", or driveways, that traverse Lots 1 and 4 respectively. Fugitive dust is likely to occur on these gravel driveways as vehicles travel across them. To reduce the level of air pollution caused by fugitive dust, and to mitigate impacts on the natural environment, dust abatement shall be applied to both "Private Access and Utility Easements" once before final plat approval, and the Road Maintenance Agreement shall include a provision stating that dust abatement shall be applied to the "Private Access and Utility Easements" located on Lot 1 and 4 as needed. (*Conditions 19 and 20*)

2. The subdivider is proposing a drainage easement between Lots 16 and 17 to prevent water from overtopping roads and properties in the event of a heavy rain. The drainage easement empties into the Supply Ditch. It is unclear in the application whether or not the subdivider is proposing to vegetate the easement. In a conversation with Jon Gass of WGM Group, Inc., (road review engineer contracted by the County) on August 14, 2007, planning staff learned that vegetation in drainage swales assists in particulate filtration and stormwater detention. To prevent excess sediment from entering the ditch, and to mitigate impacts on agricultural water user facilities and on the natural environment, the subdivider shall finish the entire stretch of drainage easement between Lot 16 and 17 with topsoil and certified weed free grass seed prior to final plat approval. (*Condition 18*)
3. In order to ensure the proper drainage of this subdivision and to mitigate impacts on the natural environment, a notification of storm water drainage easements shall be included in the notifications document to be filed with the final plat. (*Condition 1*)
4. The application states that there are no known sites of historical significance on the property. To mitigate possible impacts on sensitive historical, cultural, archaeological, paleontological, and/or scenic sites, the following statement shall be shown on the final plat: "If any archaeological, historic, or paleontological sites are discovered during road, utility, or building construction, all work will cease and the developer will contact the State Historic Preservation Office to determine if the find constitutes a cultural resource and if any mitigation or curation is appropriate". (*Condition 16*)
5. The Montana Natural Heritage Program has identified that the sensitive species State Champion Red Ash Tree (*Fraxinus pennsylvanica*), may be located in the same section of land in which the subdivision is located. Because there is no habitat on the property suitable for the tree, the subdivider requested and received a waiver from the requirement to submit a sensitive species report.
6. The Ravalli County Environmental Health Department provided documentation indicating that they have received adequate information for local subdivision review to occur. (*Exhibit A-7*)
7. There is an existing residence on proposed Lot 1 that does not appear to have a current septic permit. According to the Montana Cadastral Mapping website, the home was constructed in 1965.<sup>1</sup> In a conversation with Dan Hooten, Ravalli County Environmental Health (RCEH) staff, on August 15, 2007, Staff learned that Ravalli County had no regulations governing the permitting or installation of septic systems in 1965. As such, the Environmental Health Department has no record of the type of septic system currently serving the home on Lot 1. To help mitigate effects on the natural environment, prior to final plat approval, the subdivider shall provide evidence from the RCEH that the existing septic system on Lot 1 has been improved to meet the current standards, which will include the installation of a new drainfield. (*Condition 22*)
8. An approved noxious weed and vegetation control plan is required to be filed with the final plat for each phase. According to MCA 7-22-2152, any person proposing a development that needs state or local approval and that results in the potential for noxious weed infestation within a weed district shall notify the weed board at least 15 days prior to activity. Consequently, 15 days prior to activities requiring a revegetation plan, such as road construction, the plan shall be submitted to the weed board for approval by the board. The subdivider has proposed a provision in the

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<sup>1</sup> Data source: <http://gis.mt.gov/>



covenants that the owners of each lot control noxious weeds. To mitigate impacts on the natural environment, a noxious weed control provision shall be included in the protective covenants filed with the final plat for this subdivision. (*Condition 2*)

9. To mitigate the impacts of light pollution stemming from new construction, the protective covenants shall include a provision recommending full cut-off lighting on new construction. (*Condition 2*)
10. Individual wells and wastewater treatment systems are proposed to serve lots within the subdivision. A Certificate of Subdivision Plat Approval from Montana Department of Environmental Quality (DEQ) is required to be submitted with the final plat.

Conclusion of Law:

Impacts from this subdivision on the natural environment will be reduced with the mitigating conditions and requirements of final plat approval.

**CRITERION 5: EFFECTS ON WILDLIFE & WILDLIFE HABITAT**

Findings of Fact:

1. A letter from Montana Fish, Wildlife, and Parks (FWP) recommends that "Living with Wildlife" provisions be included with the covenants for this subdivision. (*Exhibit A-4*) (*Condition 2*)
2. To mitigate the impacts of light pollution stemming from new construction, the protective covenants shall include a provision recommending full cut-off lighting on new construction. (*Condition 2*)
3. The property is not located within big-game winter range, as identified by Montana Fish, Wildlife, and Parks.
4. The property was identified as being in the same section that the sensitive species Western Spotted Skunk (*Spilogale gracilis*), Bobolink (*Dolichonyx oryzivorus*), and Barn Owl (*Tyto alba*) could be located in. Because the property does not provide suitable habitat for any of the above-named species, the subdividers requested and received a waiver from the requirement to submit a sensitive species report.

Conclusion of Law:

With the mitigating conditions of approval and requirements of final plat approval, impacts on Wildlife & Wildlife Habitat will be reduced.

**CRITERION 6: EFFECTS ON PUBLIC HEALTH & SAFETY**

Findings of Fact:

1. The proposed subdivision will be served by the Stevensville Rural Fire District, the Ravalli County Sheriff's Office, and Marcus Daly Memorial Hospital EMS Department. (See *Effects on Local Services*) Conditions 2, 4, 5 and 17 will mitigate public health and safety impacts on the Fire District and Sheriff's Office
2. The property may be located within the Burnt Fork Dam Inundation Area. The mapping of dam inundation areas is based on extremely rough data and may be off by approximately 0.5 mile in any direction. To inform future property owners and to mitigate potential impacts of the subdivision on public health and safety, Staff recommends a notification of the dam inundation area be included in the Notifications document filed with the final plat, and that the notification include an exhibit showing the probable extent of the inundation area. (*Condition 1*)
3. Though the property is located roughly 4000 horizontal feet from South Swamp Creek and approximately two miles from North Burnt Fork Creek, the application states that the subdivision is located within the Burnt Fork Creek 100-year Alluvial Fan Flood Hazard Zone. The application states that the subdivision is subject to shallow flooding at a depth of one foot and a flow velocity of two feet per second. To mitigate effects of potential flooding on the residences within the subdivision, the covenants shall include a provision requiring that the first floor elevation of each home is constructed at two feet above the existing grade. Conditions 1, 2, and 23 will ensure that each home is constructed as proposed. [Staff note: Staff has

*concerns that the flood hazard zone could pose a significant threat to public health and safety, but little is currently known about its hazard potential. Staff is in the process of contacting the DNRC to determine the level of hazard and possible mitigation strategies.]*

4. Unfenced irrigation supply ditches pose a significant and tangible threat to young children when located within a residential setting. The Supply Ditch is considered an irrigation supply ditch, as opposed to a lateral ditch or smaller ditch, in which case the fencing requirement of Section 5-6-2 applies. To mitigate impacts to Public Health & Safety, the covenants shall include a provision requiring the maintenance of the fencing along the Supply Ditch. *(Condition 2)*
5. The property is located approximately 500 feet to the west of the Montana Rail-Link Railroad. To mitigate impacts as a result of the subdivisions proximity to the railroad, a notification of the proximity to the Montana Rail-Link Railroad shall be included in the Notification Document. *(Condition 1)*
6. There is an existing residence on proposed Lot 1 that does not appear to have a current septic permit. According to the Montana Cadastral Mapping website, the home was constructed in 1965.<sup>2</sup> In a conversation with Dan Hooten, Ravalli County Environmental Health (RCEH) staff, on August 15, 2007, planning staff learned that Ravalli County had no regulations governing the placement or installation of septic permits in 1965. As such, the Environmental Health Department has no record of the type of septic system currently serving the home on Lot 1. To help mitigate effects on public health and safety, the subdivider shall prior to final plat approval provide evidence from the RCEH that the existing septic system on Lot 1 has been improved to meet current standards, which will include the installation of a new drainfield. *(Condition 22)*
7. To mitigate impacts on the public's health and safety, the final plat shall show a no-ingress/egress zone along the Pine Hollow Road frontage of the subdivision, excepting the Ravalli County Road and Bridge Department (RCRBD) approved approaches for the internal subdivision road. A notification of this limitation of access shall be included in the notifications document. *(Conditions 1 and 7)*
8. To help mitigate impacts on public health and safety, a stop sign and road name sign shall be installed at both intersections of the internal subdivision road with Pine Hollow Drive prior to final plat approval. *(Condition 13)*
9. To mitigate impacts on public health & safety, the subdivider shall apply for County-issued addresses and a provision requiring property owners to post County-issued addresses at their driveways shall be in the covenants. *(Conditions 2 and 4)*
10. The proposed subdivision is located within the Stevensville Rural Fire District. Conditions 2, 4 and 5 address impacts to the District.
11. With the conditions and requirements of final plat approval, access to the subdivision will be adequate for Public Health & Safety. *(Effects on Local Services and Conditions 1, 2, 4, 7, 12, 13, and 15)*
12. To mitigate the impacts of light pollution stemming from new construction, the protective covenants shall include a provision recommending full cut-off lighting on new construction. *(Condition 2)*
13. There is a prevalence of radon in the County and to mitigate impacts on Public Health & Safety, the covenants shall include a statement regarding radon exposure. *(Condition 2)*
14. Individual wells and wastewater treatment systems are proposed for lots within this subdivision. *(Natural Environment)*

#### Conclusion of Law:

The mitigating conditions and requirements of final plat approval will address impacts on Public Health & Safety.

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<sup>2</sup> Data source: <http://gis.mt.gov/>

Superintendent  
Dennis Kimzey  
Ext. 138



## Stevensville Public Schools

300 Park Avenue  
Stevensville, MT 59870  
Phone: 406-777-5481  
Fax: 406-777-1381



Clerk/Business  
Manager  
Bill Schiele  
Ext. 139

John Lavey  
Ravalli County Planning Department  
215 South 4<sup>th</sup> Street, Suite F  
Hamilton, MT 59840

January 31, 2007

RECEIVED  
FEB 01 2007  
IC-07-62-122

John,

Thank you for sending information regarding the Stevi Flats Major Subdivision. Our Stevensville Public School District can accommodate the ten youngsters that may impact our classrooms. Please keep in mind our district policy is to not take school buses on non-county or state maintained roads, or into subdivisions.

And John, since Stevi Flats is within the three mile limit (distance from Stevensville Public Schools), there may be a time when our school district buses may be filled to capacity with students outside the three mile limit. In the event that would take place, bus service would not be available.

Thanks for the opportunity to respond John. Be sure to call if questions.

Sincerely Yours,

Dennis Kimzey, Superintendent  
Stevensville Public Schools

JUN 14 2007

RECEIVED

IC-07-06-739

June 14, 2007

John Lavey  
Planning Department  
215 S 4<sup>th</sup> Street, Suite F  
Hamilton, MT 59840

Subject: Stevi Flats Major Subdivision

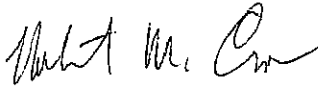
## EXHIBIT A-2

Dear John:

Thank you for providing the Ravalli County Parks Board with a preliminary plat for Stevi Flats Subdivision. This is a major subdivision with 20 lots on 58.95 acres. The required recreation land dedication for this subdivision would be approximately three acres.

Four of the Parks Commissioners met with Scott Twite on the ground last week to review this subdivision. At our regular Board meeting yesterday, we concurred with the land owner's proposal to provide cash-in-lieu of land dedication.

Sincerely,



for Gary Leese  
Chairperson  
Ravalli County Parks Board

Cc: Scott Twite  
4610 Nicole Court  
Missoula, MT 59803

Stevensville Rural Fire District  
P.O. Box 667  
Stevensville, MT 59870

FL-07-02-208

February 16, 2007

## EXHIBIT A-3

Ravalli County  
Planning Board  
Attn: Karen Hughes  
215 South 4<sup>th</sup>, Suite F  
Hamilton, MT 59840

Re: Stevi Flats Major Subdivision,  
Located off Pine Hollow Road

Dear Ms. Hughes,

We have reviewed the above referenced property in regard to access and water. We found access to be adequate and we require either a water system in accordance with the uniform fire code or a \$500.00 per lot voluntary contribution. We have no objections to this proposed sub-division.

Sincerely,



Bill Perrin, Chief  
Stevensville Rural Fire District

BP:slm



**Montana Fish,  
Wildlife & Parks**

RECEIVED  
FEB 10 2007  
IC-07-02-163

**EXHIBIT A-4**

Region 2 Office  
3201 Spurgin Road  
Missoula, MT 59804-3101  
406-542-5500  
February 8, 2007

John Lavey  
Ravalli Co. Planning Department  
215 S. 4<sup>th</sup> St., Ste. F  
Hamilton, MT 59840

Reference: Stevi Flats--Proposed major (20-lots on 59.0 acres) subdivision south of  
Stevensville

Dear Mr. Lavey:

We have reviewed the preliminary plat and USGS topographic vicinity map you provided for this proposed subdivision. We also reviewed this parcel and its surrounds on the Montana Cadastral website. Based on evaluating this information and our field knowledge of this location, we note and recommend the following.

Wildlife such as white-tailed deer, fox and skunk likely occur at this site, as well as possible black bear. Numerous small mammal and bird species could be found nearby, as well as nesting birds. There is a general possibility of human/wildlife conflicts at this location, and we recommend including covenants to cover several of the methods that should help homeowners avoid problems with wildlife. Our recommended covenant section is enclosed.

Thank you for providing the opportunity for MFWP to comment on this subdivision.

Sincerely,

Mack Long  
Regional Supervisor

ML/sr

cc: PCI

Wildlife covenant section for Stevi Flats (Twite) subdivision, recommended by Montana Fish, Wildlife & Park; Missoula; February 8, 2007

## Section \_\_: Wildlife

Homeowners must accept the responsibility of living with wildlife and must be responsible for protecting their vegetation from damage, confining their pets, and properly storing garbage, pet food, and other potential attractants. Homeowners must be aware of potential problems associated with the occasional presence of wildlife such as deer, black bears, mountain lions, coyotes, foxes, skunks and raccoons. Please contact the Montana Fish, Wildlife & Parks office in Missoula (3201 Spurgin Road, Missoula, MT 59804) for help or brochures that can help homeowners "live with wildlife." Alternatively, see the Education portion of FWP's web site at [www.fwp.mt.gov](http://www.fwp.mt.gov).

The following covenants are designed to help minimize problems that homeowners could have with wildlife, as well as helping homeowners protect themselves, their property and the wildlife that Montanans value.

- a. There is potential for **vegetation damage by wildlife, particularly from deer** feeding on green lawns, gardens, flowers, ornamental shrubs and trees in this subdivision. Homeowners should be prepared to take the responsibility to plant non-palatable vegetation or protect their vegetation (fencing, netting, repellents) in order to avoid problems. Also, consider landscaping with native vegetation that is less likely to suffer extensive feeding damage by deer.
- b. **Gardens and fruit trees** can attract wildlife such as deer and bears. Keep produce and fruit picked and off the ground, because ripe and rotting vegetable material can attract bears and skunks. To help keep wildlife such as deer out of gardens, fences should be 8 feet or taller. Netting over gardens can help deter birds from eating berries.
- c. **Garbage** should be stored in secure animal-resistant containers or indoors to avoid attracting animals such as bears, raccoons, dogs, etc. It is best not to set garbage cans out until the morning of garbage pickup.
- d. **Do not feed wildlife** or offer supplements (such as salt blocks), attractants, or bait for deer or other wildlife. Feeding wildlife results in unnatural concentrations of animals that could lead to overuse of vegetation and disease transmission. Such actions unnecessarily accustom wild animals to humans, which can be dangerous for both. It is against state law (MCA 87-3-130) to provide supplemental feed attractants if it results in a "concentration of game animals that may potentially contribute to the transmission of disease or that constitutes a threat to public safety." Also, homeowners must be aware that deer could attract mountain lions to the area.
- e. **Pets** must be confined to the house, in a fenced yard, or in an outdoor kennel area, and not be allowed to roam as they can chase and kill big game and small birds and mammals. Under current state law it is illegal for dogs to chase hooved game animals

and the owner may also be held guilty (MCA 87-3-124). **Pet food** should be stored indoors, in closed sheds or in animal-resistant containers in order to avoid attracting wildlife such as bears, mountain lions, skunks, raccoons, etc. **When feeding pets** do not leave food out overnight. Consider feeding pets indoors so that wild animals do not learn to associate food with your home.

- f. **Bird feeders** attract bears. If used, bird feeders should: a) be suspended a minimum of 20 feet above ground level, b) be at least 4 feet from any support poles or points, and c) should be designed with a catch plate located below the feeder and fixed such that it collects the seed knocked off the feeder by feeding birds.
- g. **Barbecue grills** should be stored indoors. Keep all portions of the barbecues clean. Food spills and smells on the grill, lid, etc. can attract bears and other wildlife.
- h. **Compost piles** can attract skunks and bears. If used they should be kept indoors or built to be wildlife-resistant. Compost piles should be limited to grass, leaves, and garden clippings, and piles should be turned regularly. Adding lime can reduce smells and help decomposition. Do not add food scraps. (Kitchen scraps could be composted indoors in a worm box with minimum odor and the finished compost can later be added to garden soil.)
- i. Consider **boundary fencing** that is no higher than 3-1/2 feet (at the top rail or wire) and no lower than 18 inches (at the bottom rail or wire) in order to facilitate wildlife movement and help avoid animals such as deer becoming entangled in the wire or injuring themselves when trying to jump the fence.
- j. These "living with wildlife" covenants cannot be altered or eliminated without consent of the Ravalli County Commissioners.





June 8, 2007

## EXHIBIT A-5

To: County Planning Office

Subject: Mail Delivery Options for New Subdivisions

The US Postal Service would like to partner with your county in preliminary planning for new subdivisions. We are looking for methods to ensure mail delivery is available to customers on day one of occupancy in a new development. We are asking for your help to make sure we have a consistent approach across the state. Developers have approached us suggesting that mail delivery plans/requirements be included with the original applications to the county for plat approval. We think this is a wonderful idea.

Would your county be able to incorporate the following US Postal Service requirements into your plat applications?

- Centralized Delivery is the method of delivery for all subdivisions and/or developments including commercial developments.
- Developers/owners should contact their local Post Office before making plans for the location of centralized delivery. Locations for Centralized Delivery installation are determined by the US Postal Service or by mutual agreement.
- The purchase of Collection Box Units (CBU's) is the responsibility of the developer or owner(s). A current list of authorized manufacturers is attached.
- The attached outlines concrete pad specifications for CBU placement.

We have had incredible success in other Montana counties by combining planning requirements into the initial plat applications and look forward to the continued success with your county. This process has made it much easier for developers, owners, and residents to quickly and easily obtain mail delivery.

Please contact me at 406-657-5710 or at the address below with any questions you may have in regards to new growth policies of the US Postal Service within our Big Sky District.

Sincerely,

Mike Wyrwas  
Growth Management Coordinator  
Big Sky District

**Randy Fifrick**

---

**From:** Wyrwas, Mike - Billings, MT [mike.wyrwas@usps.gov]  
**Sent:** Friday, June 29, 2007 9:26 AM  
**To:** Randy Fifrick  
**Subject:** RE: Mail Delivery Options for New Subdivisions

Randy:

We are on the same page in regards to mail delivery options for new subdivisions, with the following exceptions:

- 1) If a subdivision has less than eight (8) lots, centralized delivery may be required if the entrance to a subdivision is a private road or the local post office feels that a CBU is more efficient than a row of rural mail boxes.
- 3) CBU units do not have to be installed prior to final plat approval. They can be installed after final plat approval as long as the locations are approved by the local post office.

If situations do occur where your department does not review some building projects, please direct any questions regarding mail delivery to the local Postmaster.

Thanks for your attention to our mail delivery options.

Mike Wyrwas  
Operations Programs Support

-----Original Message-----

**From:** Randy Fifrick [mailto:rfifrick@ravallicounty.mt.gov]  
**Sent:** Tuesday, June 26, 2007 8:59 AM  
**To:** Wyrwas, Mike - Billings, MT  
**Subject:** Mail Delivery Options for New Subdivisions

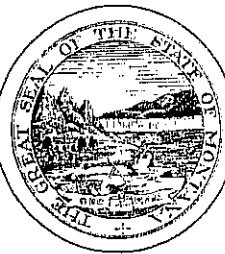
Hi Mike,

I discussed our conversation on June 26th and your letter dated June 8th with the rest of the Planning Department. I just wanted to confirm that we are on the same page as to the mail delivery options for new subdivisions. Following is a list of items the Planning Department should request or require from developers:

- 1) Centralized Delivery should be required for subdivisions of eight or more lots, including commercial subdivisions.
- 2) Developers/owners should submit plans for Collection Box Units (CBUs), including the locations, to their local post office. Locations for centralized delivery installation should be approved by the US Postal Service.
- 3) The purchase of the Collection Box Units (CBU's) is the responsibility of the developer or owner. The units should be installed by the developer prior to final plat approval.

Please be advised that certain situations do not require subdivision review so the projects never come through the Planning Department. Multi-unit commercial buildings constructed on one lot (strip mall, etc) do not require subdivision review if the units are structurally attached and will be rented/lease (not sold as condominiums).

DEPARTMENT OF NATURAL  
RESOURCES AND CONSERVATION  
MISSOULA WATER RESOURCES REGIONAL OFFICE



BRIAN SCHWEITZER  
GOVERNOR

1610 S. 3RD STREET W., SUITE 103  
P.O. BOX 5004

STATE OF MONTANA

(406) 721-4284  
FAX (406) 542-1496

MISSOULA, MONTANA 59806-5004

February 22, 2007

Ravalli County Planning Department  
Attn: John Lavey  
215 South 4<sup>th</sup> Street: Suite F  
Hamilton, MT 59840

RECEIVED

FEB 23 2007  
FC-07-02-228  
Ravalli County Planning Dept.

RE: Proposed Stevi Flats Subdivision

Dear Mr. Lavey:

**EXHIBIT A-6**

I reviewed the notice you sent regarding the above mentioned proposed subdivision. My comments are limited to potential water right issues.

Based on our telephone discussion I understand that the proposed water supply is groundwater with one well for each homesite. This proposal for water supply is not in conflict with the Montana Water Use Act. Groundwater sources with a combined appropriation of a flow rate of 35 gallons per minute or less and an annual volume of 10 acre feet or less are exempt from water right permit requirements. Wells must be physically manifold into the same system to be considered as a combined appropriation. Water right filing requirements for these non-manifold lower flow rate & volume wells is satisfied with a Notice of Completion of Groundwater Development filed by the landowner with this office within 60 days of well completion and beneficial use of the water.

As stated above, the proposal for individual wells is not in conflict with the Montana Water Use Act. However, it may be prudent to consider a public water system for a subdivision of this density and number of lots. A public water system offers some advantages over the individual well scenario proposed.

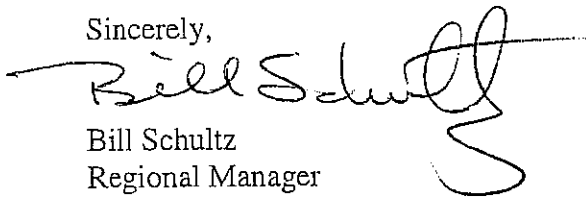
- A public water system would require the developer to go through the water right permit process. This process requires aquifer testing and analysis and public notice to surrounding water right holders, who would have the opportunity to object to the new water right if they felt they would be adversely affected. With wells that meet the permit exemption there is no public notice process, even though the cumulative effect on the aquifer of all the individual wells will likely be similar to a public system well.
- A public system would allow the well(s) to be located further from the drainfields and mixing zones.

- A public system would offer less opportunity for groundwater contamination due to fewer "holes in the aquifer" and better wellhead protection afforded by a public system.
- A public system would be subject to periodic water quality testing, offering assurances to the residents that their water supply meets drinking water standards. There are no testing requirements that I am aware of for single-family wells.

Records indicate that the subdivision area is included in the place of use for irrigation from water right claim numbers 76H 10153 and 76H 10154 (abstracts attached). The requirements of 76-3-504(i) MCA must be met. To paraphrase, the water rights must be administered through a single entity or the water rights must be reserved and severed.

If you have any questions or comments, I can be reached at 721-4284 or e-mail at [bischultz@mt.gov](mailto:bischultz@mt.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Schultz", with a stylized flourish at the end.

Bill Schultz  
Regional Manager

STATE OF MONTANA  
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION  
1424 9TH AVENUE P.O. BOX 201801 HELENA, MONTANA 59620-1001

## GENERAL ABSTRACT

Water Right Number: 76H 10153-00 STATEMENT OF CLAIM  
Version: 1 -- ORIGINAL RIGHT  
Version Status: ACTIVE

Owners: ROSALIE ADIETZ  
308 6TH ST  
STEVENSVILLE, MT 59870-2807  
HENRY C DIETZ  
308 6TH ST  
STEVENSVILLE, MT 59870-2807

Priority Date: JUNE 10, 1895  
Enforceable Priority Date: JUNE 10, 1895

Type of Historical Right: DECREED

Purpose (use): IRRIGATION

Maximum Flow Rate: 1.00 CFS

Maximum Volume:

Maximum Acres: 40.00

Source Name: SOUTH SWAMP CREEK

Source Type: SURFACE WATER

Point of Diversion and Means of Diversion:

<u>ID</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1		NENESE	36	9N	20W	RAVALLI

Period of Diversion: APRIL 15 TO OCTOBER 4

Diversion Means: HEADGATE

Ditch Name: LANCASTER DITCH

DITCH NAME: LANCASTER DITCH

Purpose (Use): IRRIGATION

Irrigation Type: FLOOD

Climatic Area: 2 - MODERATELY HIGH

Volume: 240.00 AC-FT

Period of Use: APRIL 15 to OCTOBER 4

Place of Use:

<u>ID</u>	<u>Acres</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1	40.00	1	NENE	3	8N	20W	RAVALLI
Total:	40.00						

---

Remarks:

STATE OF MONTANA  
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION  
1424 8TH AVENUE P.O.BOX 201601 HELENA, MONTANA 59620-1601

## GENERAL ABSTRACT

Water Right Number: 76H 10154-00 STATEMENT OF CLAIM  
Version: 1 -- ORIGINAL RIGHT  
Version Status: ACTIVE

Owners: ROSALIE A DIETZ  
308 6TH ST  
STEVENSVILLE, MT 59870-2807  
HENRY C DIETZ  
308 6TH ST  
STEVENSVILLE, MT 59870-2807

Priority Date: MAY 20, 1882  
Enforceable Priority Date: MAY 20, 1882

Type of Historical Right: DECREED

Purpose (use): IRRIGATION

Maximum Flow Rate: 1.69 CFS

Maximum Volume:

Maximum Acres: 20.00

Source Name: SOUTH SWAMP CREEK

Source Type: SURFACE WATER

Point of Diversion and Means of Diversion:

<u>ID</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1		NENESE	36	9N	20W	RAVALLI

Period of Diversion: APRIL 15 TO OCTOBER 4

Diversion Means: HEADGATE

Ditch Name: LANCASTER DITCH

DITCH NAME: LANCASTER DITCH

Purpose (Use): IRRIGATION

Irrigation Type: FLOOD

Climatic Area: 2 - MODERATELY HIGH

Volume: 405.00 AC-FT

Period of Use: APRIL 15 to OCTOBER 4

Place of Use:

<u>ID</u>	<u>Acres</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1	20.00		E2NWNE	3	8N	20W	RAVALLI
Total:	20.00						

Remarks:

THE PRIORITY DATE MAY BE QUESTIONABLE. THE CLAIMED PLACE OF USE IS INCONSISTENT WITH THE PLACE OF USE DESCRIBED IN CASE NO. 556, RAVALLI COUNTY DATED APRIL 10, 1905.

SUBDIVISION APPLICATION PACKET CHECKLIST - Water and Sanitation information Per MCA 76-3-622

Name of Subdivision: STEVIE FLATS

Subdivider/Landowner Name(s): TWIFE

EXHIBIT A-7

Consultant Name: PC1

Date Received: 3-30-07

Sufficiency Review Due Date:

Yes	No	N/A	Item	Additional information/Staff comments
-----	----	-----	------	---------------------------------------

(1) Unless the land division is excluded from review under 76-4-125(2), the subdivider shall submit to the information listed below for proposed subdivisions that will include new water supply or wastewater facilities.

Provide two copies of the following information with a check paid to RCEHD for their \$50.00 sufficiency review fee.

(a) Vicinity Map or Plan

(i) The location, within 100 feet outside of the exterior property line of the subdivision and on the proposed lots, of:

(A) flood plains

(B) surface water features

(C) springs

(D) irrigation ditches

(E) existing, previously approved, and, for parcels less than 20 acres, proposed water wells and wastewater treatment systems

(F) for parcels less than 20 acres, mixing zones identified as provided in subsection (1)(g);

(G) the representative drainfield site used for the soil profile description as required under subsection (1)(d)

(ii) The location, within 500 feet outside of the exterior property line of the subdivision, of public water and sewer facilities

(b) A description of the proposed subdivision's water supply systems, storm water systems, solid waste disposal systems, and wastewater treatment systems, including whether the water supply and wastewater treatment systems are individual, shared, multiple user, or public as those systems are defined in rules published by DEQ.

(c) A drawing of the conceptual lot layout at a scale no smaller than 1" = 200' that shows all information required for a lot layout document in rules adopted by the DEQ pursuant to 76-4-104.

RECEIVED

JUN 22 2007

IC-07-06-785  
Ravalli County Planning Dept.



RAVALLI COUNTY GIS DEPARTMENT  
215 S. 4th STREET SUITE E  
HAMILTON, MT 59840  
(406) 375-6622

[www.ravallcounty.mt.gov/gis](http://www.ravallcounty.mt.gov/gis)

JOHN:  
FOR YOUR  
STEVE FLATS  
FILE

June 20, 2007

## EXHIBIT A-8

TWITE, SCOTT  
C/O PROFESSIONAL CONSULTANTS  
1713 N 1ST ST  
HAMILTON, MT 59840

Subject: DIETZ DR - Road Name Petition RNA0722

Dear Mr. Twite:

We have received your petition regarding the road specified above. Your road name has been accepted and entered into the E-911 rural addressing system.

Addresses can now be issued at the Office of Clerk and Recorder for properties accessed by this road. If you have paid for your addresses as part of the subdivision process, you may pick up the appropriate address numbers and mounting plaques at no further charge. Otherwise, there will be a \$15.00 fee for each new address, which entitles you to green reflective numbers and a mounting plaque.

It is your responsibility to have a road sign placed by your road so emergency services can locate you in an emergency. For your own health and safety, please do this as soon as possible. Road signs are available through the County Road and Bridge Department for a fee. The fee includes a county-approved reflective sign and post as well as installation. You may contact the Road Department at 363-2733.

Sincerely,

Ken Miller  
GIS Director



rec'd 5/15/07

Bill B

---

**From:** Regina Plettenberg [rplettenberg@ravallicounty.mt.gov]  
**Sent:** Tuesday, May 15, 2007 11:05 AM  
**To:** Bill B  
**Subject:** RE: New Subdivision Name - Stevi Flats

We do not have a subdivision with that name.

## EXHIBIT A-9

Regina Plettenberg

---

**From:** Bill B [mailto:billb@pcimontana.com]  
**Sent:** Monday, May 14, 2007 2:07 PM  
**To:** Regina Plettenberg  
**Subject:** FW: New Subdivision Name - Stevi Flats

---

**From:** Bill B  
**Sent:** Friday, May 04, 2007 8:58 AM  
**To:** 'Regina Plettenberg'  
**Subject:** RE: New Subdivision Name

Hi Regina:

We are seeking preliminary approval for the following new subdivision name:

"Stevi Flats"

Thanks.

Bill Burnett  
Planner  
PCI-Hamilton



## Ravalli County Planning Board Subdivision Screening Committee

### Decision on Full Planning Board Review

Name of Subdivision: Stevi Flats Major Subdivision

Name of Applicant: Scott Twite

Date of Decision: May 30, 2007

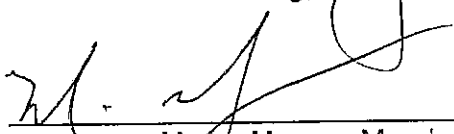
**EXHIBIT A-10**


We, the members of the Planning Board Subdivision Screening Committee, have examined the essential documents of the preliminary plat application for the Stevi Flats subdivision proposal. In accordance with the procedures and criteria set forth in the Subdivision Review Process approved by the Planning Board on December 20, 2006, we have made the following decision [check one]:

☐ That the full Planning Board **shall review** the subdivision application at a public meeting to be held prior to the BCC public hearing, and that the Planning Board shall forward to the Commissioners a recommendation of approval, approval with conditions, or denial of the subdivision.

☒ That the full Planning Board **shall not review** the subdivision application. The Subdivision Screening Committee may reconsider this decision if the application is resubmitted, redesigned, or otherwise found by Planning Department staff to warrant the Committee's re-evaluation of the proposal.

  
\_\_\_\_\_  
Lee Kierig, Chairman

  
\_\_\_\_\_  
Maura Murray, Member

  
\_\_\_\_\_  
Marylee Bailey, Member

John Lavey

Exhibit A-11

**From:** David Ohnstad  
**Sent:** Tuesday, June 05, 2007 3:53 PM  
**To:** Renee Van Hoven  
**Cc:** John Lavey; Tristan Riddell  
**Subject:** RE: Stevi Flats Subdivision - Outstanding Issues

After further consideration, we have approved the requested encroachments for access onto Pine Hollow Road provided that no other encroachments, proposed or existing, will be allowed to access the project from the county roadway.

---

**From:** Renee Van Hoven  
**Sent:** Friday, May 25, 2007 3:42 PM  
**To:** David Ohnstad  
**Cc:** John Lavey; Tristan Riddell  
**Subject:** RE: Stevi Flats Subdivision - Outstanding Issues

Hi David,

The Subdivision Regulations require that all the lots in Stevi Flats are served off an internal road or road system with a maximum cul-de-sac length of 1,400 feet. The Regulations do not require two accesses, but the Planning Department has often recommended two accesses on larger subdivisions. In case there is an emergency, there would be two ways out of the subdivision. The developer may have difficulty meeting the 1,400-foot cul-de-sac requirement if two accesses are not allowed.

It's my understanding that you are concerned about granting Stevi Flats two accesses for their internal subdivision road off Pine Hollow Road because of health and safety issues. Can you explain your reasons again?

Thank you,

Renee

---

**From:** David Ohnstad  
**Sent:** Friday, May 25, 2007 11:40 AM  
**To:** Renee Van Hoven  
**Subject:** FW: Stevi Flats Subdivision - Outstanding Issues

---

**From:** Bill B [mailto:billb@pcimontana.com]  
**Sent:** Wednesday, May 23, 2007 1:39 PM  
**To:** David Ohnstad  
**Cc:** Scott Twite; John Lavey  
**Subject:** RE: Stevi Flats Subdivision - Outstanding Issues

Hi David;

We are glad to hear that you are "back in the saddle again" in Ravalli County and trust that you will have a progressive and speedy recovery from your recent accident.

We are trying to move the subject subdivision along in the review process and would appreciate your kind

assistance and help to get some remaining issues off of dead center and onto resolution and approval with the Planning Department.

#### 1. PRELIMINARY DESIGN REVIEW OF ROAD PLANS BY WGM.

On May 10, 2007 we paid the required review fee to the Road & Bridge Department for the preliminary design review of the road plans by WGM.

WGM has been provided with copies of the plans for review.

They are awaiting your authorization for them to proceed with the review.

It would be appreciated if you would kindly contact them to initiate the review process.

We have been informed by WGM, that this can be accomplished by sending an Email authorization to Cindy Kuns at WGM [ [CKuns@wgmgroup.com](mailto:CKuns@wgmgroup.com) ]

#### 2. PRO-RATA SHARE CALCULATION.

On January 29, 2007 we paid the required fees for the updated traffic counts for Pine Hollow Road and for the preliminary pro-rata share calculation.

It has been almost 4 months since this request was initiated.

We would appreciate receiving the pro-rata share calculation along with the updated traffic counts for Pine Hollow Road.

#### 3. APPROACH AGREEMENTS FOR DIETZ DRIVE

On January 25, 2007 we paid the required fees to the Ravalli County Road & Bridge Department for Approach Permits and submitted the applications for 2 entrances of Dietz Drive onto Pine Hollow Road.

As a part of the review process on the subdivision, the developer has agreed to remove an existing driveway onto Pine Hollow Road (Lot 1) and to have ALL lots within the proposed Stevi Flats Subdivision access onto the internal subdivision road (Dietz Drive).

The 2 access points are separated by a distance of 1,130 feet.

Two (2) access points to the subdivision are necessary for adequate fire protection and public safety.

Two (2) access points to the subdivision will enhance the public health and safety by providing an alternative access point in case of an emergency or a major structural fire, and will allow for the efficient flow of traffic in and out of the subdivision.

Your approval of the Approach Permits is respectfully requested.

Please call me or send me an Email if you have any questions regarding these outstanding items.

I will also mail you a hard copy of this Email for your records.

Your timely response will be greatly appreciated.

Thank you.

PROFESSIONAL CONSULTANTS, INC.

Bill Burnett  
Planner  
PCI-Hamilton  
363-1201

David Ohnstad

Exhibit A-12

**From:** David Ohnstad  
**Sent:** Monday, July 09, 2007 10:25 AM  
**To:** John Lavey  
**Cc:** 'Bill B'; 'gilbertl@pcimontana.com'  
**Subject:** FW: Stevi Flats  
**Attachments:** Prelim Review Completion 061207.pdf

RECEIVED

JUL 09 2007

IC-07-07-859  
Ravalli County Planning Dept.

John –

Attached please find copy of the preliminary design review report for referenced subdivision. The Road & Bridge Department will approve this preliminary design with the expectation and understanding that all concerns identified through the preliminary review process are appropriately addressed through final design.

I will forward the review completion package to your office.

David

---

**From:** Cindy Kuns [mailto:CKuns@wgmgroup.com]  
**Sent:** Tuesday, June 12, 2007 4:20 PM  
**To:** David Ohnstad  
**Cc:** John Lavey; gilbertl@pcimontana.com  
**Subject:** Stevi Flats

We have completed our preliminary review of the above-referenced project. Attached is the completion memo. A copy of the memo with all referenced attachments is being mailed.

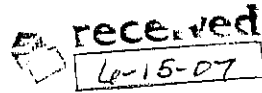
**Cindy Kuns**

*Project Assistant*



P.O. Box 16027 • 3021 Palmer Street  
Missoula • Montana • 59808  
E-mail: [CKuns@wgmgroup.com](mailto:CKuns@wgmgroup.com)  
406-728-4611 x120 • FAX: 406-728-2476

<http://www.wgmgroup.com>



**ENGINEERING  
SURVEYING  
PLANNING**

3021 Palmer • P.O. Box 16027 • Missoula, Montana 59808-6027

(406) 728-4611  
FAX: (406) 728-2476  
wgmgroup.com

DATE: June 12, 2007

TO: David Ohnstad, Ravalli County Road & Bridge Department

CC: Gilbert Larson, P.E., P.L.S., Professional Consultants, Inc.  
John Lavey, Ravalli County Planning Department

FROM: Jonathan L. Gass, P.E.

RE: Stevi Flats Preliminary Review Completion

---

On behalf of the Ravalli County Road and Bridge Department (RCRBD), we have completed our preliminary review of the above-referenced project. Adequate road, grading, and drainage information has been submitted for the project. If the RCRBD is in concurrence with our review, please forward this letter to the Planning Office to be included with the full subdivision application.

Preliminary comments were sent to the design engineer via email in accordance with Step 6 on the RCRBD's Schedule of Activities. We are now sending this letter in accordance with Step 7 of the RCRBD's Schedule of Activities to complete our preliminary review of the project.

We have included a copy of the following with this letter:

- 1) Preliminary comment email from WGM Group, dated June 5, 2007
- 2) Preliminary comment response email from Professional Consultants, Inc. (PCI), dated June 7, 2007, with attachments.

This review is based on the 2004 version of the AASHTO Geometric Design of Highways and Streets, the 2001 version of the AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT<400), and the Ravalli County Subdivision Regulations.

Review of the plans and reports are limited to general conformance with the Ravalli County Subdivision Regulations in place at the time the subdivision application was submitted. This is not a complete or comprehensive review of the design assumptions or conclusions of the design professional who submitted the plans and reports. A final set of construction plans will need to be submitted by the developer for review by the RCRBD prior to beginning construction. It should also be noted that an approach permit will be required prior to construction. The design engineer should coordinate this permit with the Ravalli County Road and Bridge Department.

Thank you for the opportunity to work with the Ravalli County Road Department. If you have any questions, please contact our office.

Cindy Kuns

---

**From:** Jonathan Gass  
**Sent:** Tuesday, June 05, 2007 3:56 PM  
**To:** Bill B  
**Subject:** RE: Stevi Flats

Bill,

I am going through comments now. The drainage report talks about calculation for the SCS method and a map showing the drainage area. I do not see them with the report we have. Could you check and send them our way. If you can email them I will wrap up the review. Thanks.

Jon

---

**From:** Bill B [mailto:billb@pcimontana.com]  
**Sent:** Monday, June 04, 2007 2:29 PM  
**To:** Jonathan Gass  
**Cc:** Scott Twite  
**Subject:** RE: Stevi Flats

Hi Jon:

Can you give us a general idea when we might expect to receive your review of the plans for this project?

Thanks.

Bill Burnett  
Planner  
PCI-Hamilton

---

**From:** David Ohnstad [mailto:dohnstad@ravallicounty.mt.gov]  
**Sent:** Wednesday, May 23, 2007 4:50 PM  
**To:** Jonathan Gass  
**Cc:** Bill B; Renee Van Hoven  
**Subject:** FW: Stevi Flats

Jon -

We have received payment of the estimated cost of the preliminary design review.

Please commence with your review. Thank you.

David

---

**From:** Cindy Kuns [mailto:CKuns@wgmgroup.com]  
**Sent:** Monday, May 07, 2007 10:13 AM  
**To:** David Ohnstad  
**Cc:** gilbertl@pcimontana.com



**Jonathan Gass**

---

**From:** Blane D [blaned@pcimontana.com]  
**Sent:** Thursday, June 07, 2007 3:35 PM  
**To:** Jonathan Gass  
**Cc:** Bill B; Gilbert L; twite@bigsky.net  
**Subject:** Stevi Flats  
**Attachments:** twite.pdf; G&D1.pdf; G&D2.pdf

Bill,

I am going through comments now. The drainage report talks about calculation for the SCS method and a map showing the drainage area. I do not see them with the report we have. Could you check and send them our way. If you can email them I will wrap up the review. Thanks.

Jon

Jon,

Attached is a Topo Map with the drainage area outlined & the SCS worksheet. Also included are the culvert calculations and precipitation table. If you need any additional information for your review please let me know. I have also included a pdf of the drainage plan (page 1 & 2).

Thank you,

Blane

WGSE4 114°03'00" W



Printed from TOPOI ©2000 National Geographic Holdings (www.topoi.com)

# Culvert Calculator Report

## Stevi Flats

Solve For: Discharge

Culvert Summary			
Allowable HW Elevation	102.90 ft	Headwater Depth/Height	1.33
Computed Headwater Elev.	102.90 ft	Discharge	7.07 cfs
Inlet Control HW Elev.	102.68 ft	Tailwater Elevation	101.50 ft
Outlet Control HW Elev.	102.90 ft	Control Type	Outlet Control

Grades			
Upstream Invert	100.90 ft	Downstream Invert	100.00 ft
Length	60.00 ft	Constructed Slope	0.015000 ft/ft

Hydraulic Profile			
Profile	Pressure Profile	Depth, Downstream	1.50 ft
Slope Type	N/A	Normal Depth	1.25 ft
Flow Regime	N/A	Critical Depth	1.03 ft
Velocity Downstream	4.00 ft/s	Critical Slope	0.023206 ft/ft

Section			
Section Shape	Circular	Mannings Coefficient	0.024
Section Material	CMP	Span	1.50 ft
Section Size	18 inch	Rise	1.50 ft
Number Sections	1		

Outlet Control Properties			
Outlet Control HW Elev.	102.90 ft	Upstream Velocity Head	0.25 ft
Ke	0.90	Entrance Loss	0.22 ft

Inlet Control Properties			
Inlet Control HW Elev.	102.68 ft	Flow Control	Unsubmerged
Inlet Type	Projecting	Area Full	1.8 ft²
K	0.03400	HDS 5 Chart	2
M	1.50000	HDS 5 Scale	3
C	0.05530	Equation Form	1
Y	0.54000		

# Worksheet 2: Runoff curve number and runoff

Project <u>Stein Flats</u>	By <u>Blaine Dale</u>	Date <u>3/22/07</u>
Location <u>Off site flows (From the East)</u>	Checked	Date

Check one: ☒ Present ☐ Developed

## 1. Runoff curve number

Soil name and hydrologic group (appendix A)	Cover description  (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	CN <sup>1/</sup>			Area  <input checked="" type="checkbox"/> acres <input type="checkbox"/> mi <sup>2</sup> <input type="checkbox"/> %	Product of CN x area
		Table 2-2	Figure 2-3	Figure 2-4		
<u>Dominic Group A</u>	<u>Fair Pasture, grassland</u>	<u>49</u>			<u>32</u>	<u>1568</u>
<u>Dominic Group A</u>	<u>1 acre Residential</u>	<u>51</u>			<u>6</u>	<u>306</u>
<sup>1/</sup> Use only one CN source per line					Totals ➡	<u>38</u> <u>1874</u>

$$\text{CN (weighted)} = \frac{\text{total product}}{\text{total area}} = \frac{1874}{38} = 49.3$$

Use CN ➡

49

## 2. Runoff

	Storm #1	Storm #2	Storm #3
Frequency ..... yr	<u>2</u>	<u>10</u>	<u>100</u>
Rainfall, P (24-hour) ..... in	<u>0.99</u>	<u>1.46</u>	<u>2.15</u>
Runoff, Q ..... in	<u>0</u>	<u>0</u>	<u>0.0004</u>

(Use P and CN with table 2-1, figure 2-1, or equations 2-3 and 2-4)

$$S = \frac{1000}{\text{CN}} - 10 = 10.41 \quad Q = \frac{(P - 0.25)^2}{P + 0.85}$$

$$I_a = 0.25 = 2.08 \text{ in} *$$

\* when  $P < 0.25$  Q=0

# Worksheet 3: Time of Concentration ( $T_C$ ) or travel time ( $T_t$ )

Project	By	Date
Location	Checked	Date

Check one: ☐ Present ☐ Developed

Check one: ☐  $T_C$  ☐  $T_t$  through subarea

Notes: Space for as many as two segments per flow type can be used for each worksheet.  
Include a map, schematic, or description of flow segments.

---

Segment ID

1. Surface description (table 3-1) .....	Field		
2. Manning's roughness coefficient, n (table 3-1) .....	0.13		
3. Flow length, L (total L $\geq$ 300 ft) ..... ft	300'		
4. Two-year 24-hour rainfall, $P_2$ ..... in	0.99		
5. Land slope, s ..... ft/ft	0.03		
6. $T_t = \frac{0.007 (nL)^{0.6}}{P_2^{0.5} s^{0.4}}$ Compute $T_t$ ..... hr	0.54	+	= 0.54

---

Segment ID

7. Surface description (paved or unpaved) .....	unpaved		
8. Flow length, L ..... ft	900'		
9. Watercourse slope, s ..... ft/ft	0.03		
10. Average velocity, V (figure 3-1) ..... ft/s	1.5		
11. $T_t = \frac{L}{3600 V}$ Compute $T_t$ ..... hr	0.17	+	= 0.17

---

Segment ID

12. Cross sectional flow area, a ..... ft <sup>2</sup>			
13. Wetted perimeter, $p_w$ ..... ft			
14. Hydraulic radius, $r = \frac{a}{p_w}$ Compute r ..... ft			
15. Channel slope, s ..... ft/ft			
16. Manning's roughness coefficient, n .....			
17. $V = \frac{1.49 r^{2/3} s^{1/2}}{n}$ Compute V ..... ft/s			
18. Flow length, L ..... ft			
19. $T_t = \frac{L}{3600 V}$ Compute $T_t$ ..... hr		+	=
20. Watershed or subarea $T_C$ or $T_t$ (add $T_t$ in steps 6, 11, and 19) ..... Hr			0.71

# Worksheet 4: Graphical Peak Discharge method

Project	By	Date
Location	Checked	Date

Check one: ☐ Present ☐ Developed

## 1. Data

Drainage area .....  $A_m = 0.06$  mi<sup>2</sup> (acres/640)  
 Runoff curve number .....  $CN = 49$  (From worksheet 2)  
 Time of concentration .....  $T_c = 0.7$  hr (From worksheet 3)  
 Rainfall distribution ..... = II (I, IA, II III)  
 Pond and swamp areas spread throughout watershed ..... = Ø percent of  $A_m$  (..... acres or mi<sup>2</sup> covered)

2. Frequency ..... yr

3. Rainfall, P (24-hour) ..... in

Storm #1	Storm #2	Storm #3
2	10	100
0.99	1.46	2.15

4. Initial abstraction,  $I_a$  ..... in  
 (Use CN with table 4-1)

$$I_a = 0.25$$

$$S = \frac{1000}{49} - 10 = 10.41$$

2.08	2.08	2.08
------	------	------

5. Compute  $I_a/P$  .....

>1	>1	0.97
----	----	------

6. Unit peak discharge,  $q_u$  ..... csm/in  
 (Use  $T_c$  and  $I_a/P$  with exhibit 4-.....)

200	200	200
-----	-----	-----

7. Runoff, Q ..... in  
 (From worksheet 2) Figure 2-6

Ø	Ø	0.0004
---	---	--------

8. Pond and swamp adjustment factor,  $F_p$  .....  
 (Use percent pond and swamp area with table 4-2. Factor is 1.0 for zero percent pond and swamp area.)

--	--	--

9. Peak discharge,  $q_p$  ..... ft<sup>3</sup>/s

Ø	Ø	0.005
---	---	-------

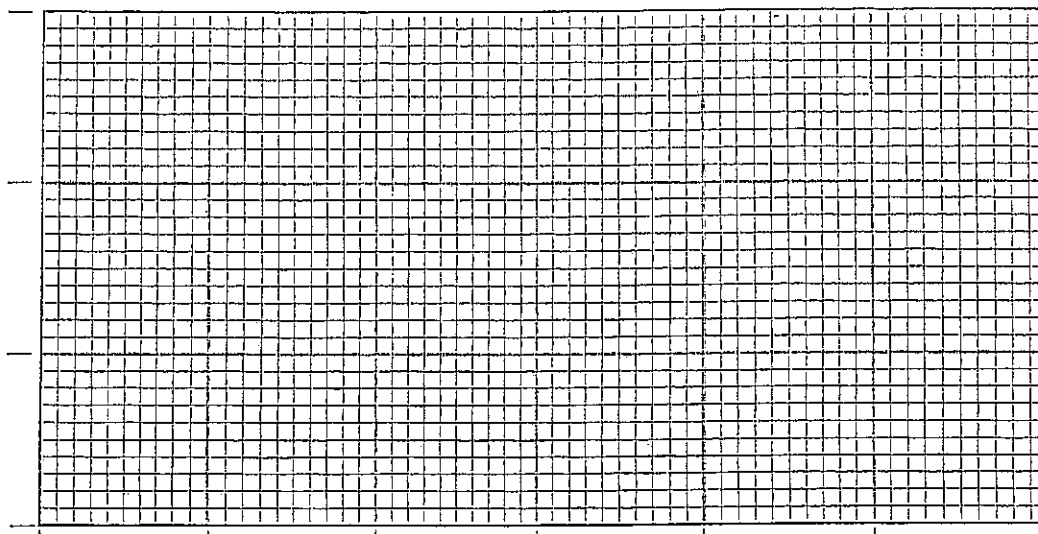
(Where  $q_p = q_u A_m Q F_p$ )

# Worksheet 6a: Detention basin storage, peak outflow discharge ( $q_o$ ) known

Project	By	Date
Location	Checked	Date

Check one: ☐ Present ☐ Developed

☐ Elevation or ☐ stage



Detention basin storage ( acre feet )

1. Data:

Drainage area .....  $A_m =$  .....  $mi^2$   
 Rainfall distribution  
 type ( I, IA, II, III) = .....

1st Stage	2nd Stage
--------------	--------------

2. Frequency ..... yr 

--	--

3. Peak inflow  
 discharge  $q_i$  .....  $ft^3/s$ 

--	--

  
 (from worksheet 4 or 5b)

4. Peak outflow  
 discharge  $q_u$  .....  $ft^3/s$ 

--	--

<sup>1/</sup>

5. Compute  $\frac{q_o}{q_i}$  ..... 

--	--

6.  $\frac{V_s}{V_r}$  ..... 

--	--

  
 ( Use  $\frac{q_o}{q_i}$  with figure 6-1)

7. Runoff,  $Q$  ..... in 

--	--

  
 ( From worksheet 2)

8. Runoff volume  
 $V_r$  ..... ac ft 

--	--

  
 ( $V_r = QA_m 53.33$ )

9. Storage volume,  
 $V_s$  ..... ac-ft 

--	--

$$(V_s = V_r ( \frac{V_s}{V_r} ))$$

10. Maximum storage  $E_{max}$ 

--	--

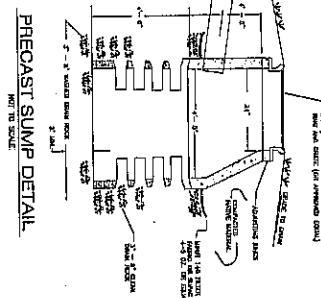
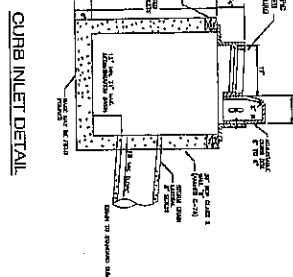
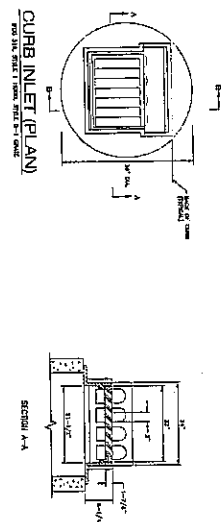
  
 (from plot)

<sup>1/</sup> 2nd stage  $q_o$  includes 1st stage  $q_o$ .

**TABLE B-5**  
**DAILY PRECIPITATION (24 HR.)**  
**RETURN PERIOD (YEARS)**

Station	2	5	10	25	50	100
Shelby Airport	1.35	1.85	2.18	2.64	3.00	3.36
Shonkin 7 S	2.84	3.78	4.42	5.32	6.02	6.72
Sidney	1.63	2.14	2.49	2.98	3.36	3.74
Silver Lake	1.21	1.52	1.75	2.06	2.31	2.55
Simpson 6 NW	1.39	1.86	2.17	2.61	2.95	3.29
Sonnette 2 WSW	1.54	2.02	2.34	2.80	3.16	3.51
Springdale	1.33	1.69	1.94	2.29	2.57	2.84
St. Ignatius	1.26	1.69	1.98	2.39	2.71	3.03
St. Mary	2.00	3.04	3.73	4.66	5.37	6.09
St. Regis Ranger Station	1.11	1.33	1.49	1.73	1.92	2.10
Stanford	1.44	1.83	2.11	2.49	2.80	3.10
Stevensville	0.99	1.26	1.46	1.73	1.94	2.15
Sula 3 ENE	1.04	1.24	1.39	1.60	1.77	1.94
Summit	2.24	3.47	4.28	5.38	6.22	7.06
Sunburst 8 E	1.41	1.82	2.10	2.51	2.82	3.13
Telegraph Creek	1.58	2.24	2.68	3.28	3.75	4.21
Terry	1.52	1.87	2.12	2.48	2.76	3.04
Terry 21 NNW	1.86	2.64	3.16	3.87	4.42	4.97
Thompson Falls	1.22	1.60	1.86	2.23	2.52	2.80
Tiber Dam	1.27	1.60	1.83	2.16	2.41	2.67
Toston 1 W	1.09	1.33	1.50	1.74	1.93	2.12
Townsend	0.99	1.27	1.46	1.73	1.95	2.16
Trident	1.13	1.44	1.66	1.97	2.21	2.45
Trout Creek Ranger Station	1.59	1.89	2.11	2.43	2.69	2.94
Troy	1.43	1.74	1.96	2.28	2.54	2.79
Troy 18 N	1.79	2.22	2.52	2.95	3.29	3.63
Turner	1.64	2.30	2.74	3.35	3.82	4.29
Twin Bridges	0.92	1.16	1.33	1.57	1.76	1.94
Ulm 8 SE Truly	1.91	2.45	2.83	3.36	3.78	4.19
Utica 11 WSW	1.50	1.96	2.28	2.72	3.07	3.41
Valier	1.56	2.19	2.61	3.20	3.65	4.10
Vida 6 NE	1.84	2.46	2.88	3.46	3.91	4.36
Virginia City	1.14	1.33	1.48	1.70	1.87	2.04
Volborg	1.51	2.07	2.44	2.96	3.36	3.77





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